

Dear To c

Please allow townships and cities to regulate their zoning ordinance. Cities and townships need to raise property tax money to pay for their schools, fire departments, road care etc

I have a cabin on Butternut Lake Dr, on Butternut Lake, Town of Chippewa, Ashland County, Wisconsin. Many places on this road cannot be upgraded to raise the tax base because of your ordinance on ~~off~~ shoreline property. They need money to operate the Town of Chippewa and Butternut School District - an upgrade my cabin

The state & the DNR needs to get out of local control. You and many bureaucrats are never going to live in the Butternut School District. It may not survive because they need a better tax base and your group is inhibiting this place along with many others in Wisconsin.

Sincerely
Joe McClone
N2514 Melody Lane

Wagner, Carmen (DNR)

From: Jon & Barbara [mcknyjon@cheqnet.net]

Sent: Monday, December 29, 2003 10:02 PM

To: Herkert, Toni

Subject: NON-CONFORMING STRUCTURES!

Flexibility is the right word in regards to the new stricter laws governing homes that are less than 75' from the waters edge. I believe each request should be judged upon it's own situation. There are many beautiful, stately homes that were built before the 75' regulation went into effect. These homes are valuable and should be allowed to be updated. I think the zoning committees could work with the home owner in developing proper expansion to their home. As families grow, they need more space. I also feel that window size in a home has no direct effect on the quality of water or wildlife. Some common sense needs to be applied to some of these regulations. I am all for preserving our natural resources. I guess I live on a very beautiful lake (Lake Owen, in Cable, WI) where people care about the lake. I understand there are areas that are grossly over built and need to have more controls. I suggest each case be taken upon it's own merit. I think points given for maintaining a wild area between home and lake, as in the mitigation process, is a great idea. But let's not devalue property that is properly maintained.

When I spoke to the county about my home be devalued because it is now a non-conforming structure, they said "someone will just buy your home and tear it down and build new." Now, how many people can afford to purchase a lake home and just tear it down. This is only providing this valuable lake property to only the very rich. What happened to the average man. Doesn't he deserve the same opportunity?

Thank you

Barbara McKinney

03/22/2004

ion Rule

Re:

I attended your shore land protection rule proposal session in Appleton. I understand what you are attempting. I live on Lake Winnebago and also own a marina. Our property has been in my family's possession for over 70 years. I can tell you firsthand some of your proposals will not work on this lake system.

As far as shoreline erosion, your proposal is in the wrong direction. We pay taxes on 80' of land that isn't there anymore and it was natural vegetation. In the late 50's our shoreline was riprap with rock. In the past 40 years we have lost 2' of land. Whenever you have major wave action or ice shoves there will be a reformation of the land. Your shore land vegetation and shrubs didn't stop erosion then and it won't stop it now. In the past 15 years we have let our shoreline grow out in the warm months and burn it off in the late fall. As far as the native ground layer vegetation, we get some grass, fibrous 2'-3' leafy plants, wild violet, clover, dandelions and a larger percent of noxious plants; these being mainly nettle, thistle and now the past three years purple loosestrife. This is reality.

This past year we invested \$60,000 in a high tech on-site wastewater treatment system, not just a mound system. Our septic tanks were removed. The cleaning up of the lake is a good thing. Take a look at the big picture around the Winnebago Lake area. The lake height/depth is controlled by dams on the northwest side, which were installed in the 1800's. This raised and controlled the water height, which is probably the main cause in the demise of our wild rice, bull rushes and cane beds. Hence the loss of the true wild habitat, which an "artificial band aid" as is being proposed, will not work. The locks and dams were installed for economic reasons like logging, paper mills and transportation. Now it is generally used for recreation, water consumption and disposal amongst other things. This is still an economic factor.

Looking through your handout literature and seeing the restriction you want to place on waterfront property owners, I conclude that you had better make this an "across the board", city and town properties, shoreline and non-shoreline properties alike proposal. The first 35' of every body's property should have natural growth; the remainder of the 75' grow a forest for view restriction and ban the use of lawn fertilizer. If the boathouses need a 75' setback from the ordinary high water mark then to be fair garages need a 75' setback from the driveway.

Of course you will give all the shore land property owners a big tax break once your proposals are implemented. If you really want to change things back you have to change your taxes for undeveloped land and make property inexpensive to retain. The city's need to change their philosophy on their development instead of packing everybody as close together as possible for the most economic cost per square foot of land. It is the age-old adage of "quality of life versus quantity".

As far as marinas go it was so absurd, it is obvious that you have never worked in the private sector owning your own business. Reality is just a figment of someone's imagination creating some of these proposals. It is sort of a shame you get paid with my tax monies.

Sincerely,

Jim Merten Jr.

Jim Merten Jr.

1087 Cozy Ln
Oshkosh, WI 54901



December 15, 2003

Toni Herkert
Shoreland Management Team Leader
DNR WT/2,
Box 7921
Madison, WI 53707-7921

Dear Ms. Herkert,

I attended and spoke at the listening session in Waukesha on 12/11/03. I would like to address the following:

IV. Minimum Lot size – I am in favor of Proposal B (keeping current law) for these reasons:

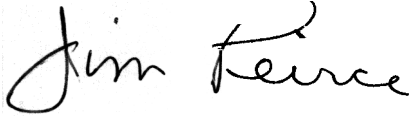
- Changing the size to 20,000 square feet and 100 minimum lot width of 100 discourages the installation of sewer systems.
- It penalizes those lots in sewer district which have paid for the sewer system.
- A large lot without sewer does not guarantee a better waste disposal system, in fact, most engineers and people in the know would favor the smaller lot with sewer rather than the larger lot without sewer.
- Most lake lots slope to the lake and while a septic system must be flat, the topography slopes to the lake.
- Since most lake lots value is determined more by front footage rather than size (except for those that are multiple acres) 100 foot minimum will result in more expensive lots. This will eliminate even more people from being able to afford a lot (1/3 more expensive).

II. OHWM Setbacks – Boathouse Options – I am in favor of Proposal B (keeping current law) for these reasons:

- Boat houses are misnamed since for the last 30 – 40 years they have not housed boats like they may have when motors could be carried and taken off and put on boats and boats were smaller. But what they do contain are all the accessories that go with boating. I don't keep my 8 foot sailboat in my boat house but I do need to take at least two trips from my boathouse to carry the mast, the sail, the rudder, the center board, the PFD, and lines to my boat which is on shore. Other things kept in my boat house are skies, ski ropes, ski tubes, ropes, paddles, oars, PFD's, fishing rods, fishing net, fishing tackle box, anchors, another sail and mast and all the rest for another sail boat, inner tubes, water toys, etc., etc.
- I believe the medium age for lot owners is older than the average age in Wisconsin since if this is a second house most people have to acquire the assets needed to buy a second home. I am 57 and a boat house 75 feet from the OHWM would cause me additional difficulty.
- A better proposal would be to limit the size to 100 square feet if within 75 feet of the OHWM.

I am the chairman of a lake district in Waushara County. I appreciate the opportunity to express my opinions.

Sincerely,

A handwritten signature in black ink that reads "Jim Peirce". The signature is written in a cursive style with a large, looped "J" and a stylized "P".

Jim Peirce
N51 W26274 Autumn Trail
Pewaukee, WI 53072

Nov. 21 03

2054 So 28 St.

Widow Wis 53215

Ph. 414 384 8721

DNR Madison

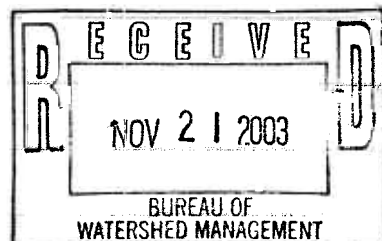
Toni Herkert

I have a few comments to make about the shoreline. It seems the DNR only wants riprap on shoreline. I have seen some where the rock keep slipping down and the muskrats and mink have good breeding places. Forty years ago I had a muskrat swim back and forth to a raft. At that time the DNR came out to see and I was told to shoot it not now. Also with the rock shoreline gass just have that too walk up and down on. I can't see why mfg wood or plastic can't be used. They have plastic where its channel made which fit together. One seem this once put in since the riprap rules. The no 2 item is years ago one needed a permit to cut a tree down if near the water today I've seen a builder strip several acres of trees no complaint from the DNR and I know the DNR is watching this. I have one other beef but I can't figure out who the real culprit is on that.

Please excuse the writing as I am nearly 80 years of age, and have owned land on a nearly lake for 44 years. I also have seen and good + bad of DNR.

Thanks for letting me voice my view

Carl Pfefferkorn




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
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Sent : Wednesday, December 31, 2003 3:44 PM

To : rose_ja10@hotmail.com

Subject : Delivery Status Notification (Failure)

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Toni.Herkert@dnr.state-.wi.us

From : Jeri A. Rose <rose_ja10@hotmail.com>**To :** Toni.Herkert@dnr.state-.wi.us**Subject :** public comment on shoreline proposals**Sent :** Wednesday, December 31, 2003 3:44 PM

Ms. Herkert,

I would like to commend your staff work and that of the Citizen Advisory Committee on their work thus far. I support the primary consensus issues thus far:

- eliminating the repairs/alternations to 50% of the non-conforming structure's assessed value rule;
- prohibition on expanding a residence within the primary buffer of 35 feet of the water's edge; and
- allowing UNLIMITED repairs in that buffer area for aging structures.




We have a small seasonal cottage on the shore and have major roof repairs and one wall of a room. We have been told by our county environmental specialist that the roof repairs cannot be made if the wood framing must also be replaced. As to the wall repair, it is a one story room and the safest and easiest way to do it correctly would be to take it down and re-build it as is. We have been told that if it comes down it stays down. Our insurance has been cancelled due to the dis-repair. It seems very unfair that repairs to retain the existing structure as is are not allowed.

One question I would have in writing this is the set back from property lines which is what seems to also be a sticking point with the county. It seems very unfair that several neighbors can tear down perfectly good houses; truck in fill to raise the ground level several feet above ours; be waived of rules that would taper the edges and/or build a retaining wall we have to look at that is not aesthetically pleasing, and plop a 6 foot fence on top of that new ground level, yet we cannot properly fix a wall and retain the property as is. It seems that existing rules favor major rebuilding on the shoreline and favor people with money.

A second question I would have is regarding minimum lot width. I assume any changes grandfather in existing lots for resale and if so I would support a change to the minimum lot width. However if existing lots with smaller widths are not grandfathered in for resale then I do not support the change.

Sincerely, Jeri Adams
414-962-9817

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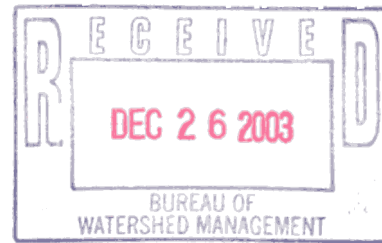
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December 22, 2003

Ms Toni Herkert
Shoreland Management Team Leader
Wisconsin Dept of Natural Resources WT/2
P.O. Box 7921
Madison, WI 53707-7921



Subject NR115 Listening Session Comment Package

Dear Ms. Herkert,

I was able to attend the second Listening Session at the Waukesha Court House on December 10th. You and your staff provided a wide range and quite detailed review of the changes to NR155. There was just too much information to take in during this short meeting.

I have provided the Comment Package back to you on the proposed changes to the NR155 code. I have also provided a copy of my property plat and survey to support my comments. My wife, her family and I have owned the property on Okauchee Lake in Waukesha County since 1977. We are fortunate to have a lot which is quite large in comparison to some of the adjoining lots and also the lots across our bay. Our home is currently located very near the OHWM. I have attached a copy of a photo of our property, again as reference.

My wife and I have full intention of rebuilding our home in the next few years for our primary retirement residence. These proposed changes will directly impact these plans. We may be able to meet "some" of these conditions, but unless Waukesha County would adopt some variances from the outlined NR115, we would not be able to improve our home, relocate from the close water line and may not be able to relocate, GREATLY reducing the value of the property.

I hope that my answers have reflected my concern for protecting and improving the water quality and potentially reducing the boat traffic on our lake. We both feel quite strongly that the MANY nonconforming lots on our lake will not be able to improve their properties if these changes occur.

If you have any desire to ask about my comments or replies, please contact us at the email or home phone number.

Best regards,

TOM RUNYON